



SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KATY CREEK RANCH, SECTION FOUR

THE STATE OF TEXAS § KNOW ALL PERSONS BY THESE PRESENTS: COUNTY OF FORT BEND §

WHEREAS, Katy Creek Ranch, L.P., a Texas limited partnership (the "Declarant") executed that certain Katy Creek Ranch, Section One Declaration of Covenants, Conditions and Restrictions (the "Declaration") dated March 10, 2006, recorded in the Office of the County Clerk of Fort Bend County, Texas, under Clerk's File No. 200603072 on March 16, 2006, and which subjects real property known as the Katy Creek Ranch, Section One, a subdivision in Fort Bend County, Texas (the "Subdivision") to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration; and

WHEREAS, Article XII of the Declaration provides that additional property may be annexed into the jurisdiction of the Katy Creek Ranch Homeowners Association, Inc. (the "Association") at the sole election of the Declarant; and

WHEREAS, Article XII of the Declaration further provides that annexed property or properties shall be subject to a declaration providing for a uniform rate of assessments with the lots covered by the Declaration and with such reservations, restrictions, covenants, and easements as shall be compatible with such matters as set forth in the Declaration; and

WHEREAS, the Declarant is the owner of that certain real property in Fort Bend County, Texas, known as Katy Creek Ranch, Section Four, an addition in Fort Bend County, Texas, according to the Map or Plat thereof, recorded under Clerk's File Number 20080205 of the Map Records of Fort Bend County, Texas (the "Annexation Property"); and

WHEREAS, the Declarant desires to annex the Annexation Property within the jurisdiction of the Association and, except as set forth herein, subject the Annexation Property to the terms, covenants and conditions of the Declaration;

NOW, THEREFORE, for and in consideration of the recitals set forth above, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

The Annexation Property shall be annexed into the Subdivision to be under the authority and jurisdiction of the Association, and, except as set forth below, the Annexation Property shall be held, transferred, sold, conveyed, used and occupied in accordance with and subject to those certain covenants, conditions, restrictions, easements, charges, and liens set forth in the Declaration, as it may be hereafter amended, which shall run with the land and be binding on all parties having any right, title, or interest in the Annexation

Property or any part thereof, their heirs, successors and assigns, and which shall inure to the benefit of each owner thereof. The Annexation Property shall be included within the definition of "Properties" in the Declaration. The plat of Katy Creek Ranch, Section Four, recorded under File Code No. 20080205 of the Map Records of Fort Bend County, Texas, shall be included within the definition of "Subdivision Plat" in the Declaration and the term "Katy Creek Ranch, Section One" in the Declaration shall also refer to "Katy Creek Ranch, Section Four".

The following provisions in the Declaration, as they relate to the Annexation Property only, are hereby amended:

**1. Article V(A)(2) is amended to read as follows:**

(2). Dwellings shall not be located on any Lot nearer to the lot lines than the minimum corresponding building set back lines shown on the recorded plat. No house or other allowed structure may be built on a Lot except within the building lines shown below:

Front Building Line – Twenty feet (20') back from the front property line for main structures and garages on all Lots unless otherwise shown on the recorded final plat.

Side Building Line – Five feet (5') back from each side lot line. Corner Lot building setback lines are ten feet (10') from the side street property line unless otherwise shown on the recorded final plat.

Rear Building Line - There shall be no rear building lines unless otherwise showing on the Subdivision Plat or showing on any easement filed in the Fort Bend County Real Property Records.

**2. Article V (F) is amended to read as follows:**

**F. Building Material**

All construction plans submitted for approval by the Architectural Control Committee must specify the color and type of materials of which the structure will be built. On all Lots which are seventy (70') feet or more wide, the exterior of the structure must have at least sixty (60%) percent masonry material acceptable to the Architectural Control Committee on the first floor level and forty (40%) percent masonry material acceptable to the Architectural Control Committee on the second floor level, if applicable. Masonry material shall include Hardiplank. Hardiboard or other related sheet type materials shall not be used.

3. The third sentence in Article XI is amended to read as follows:

The Developer, its successors and assigns, may within five (5) years from the date of this Supplemental Declaration, unilaterally amend these covenants and restrictions at its sole discretion.”

EXECUTED this 14<sup>th</sup> day of May, 2009.

DECLARANT:

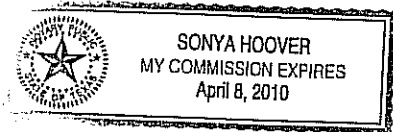
KATY CREEK RANCH, L.P., a Texas limited partnership

By: Camcorp Management, Inc., a Texas corporation, its General Partner

By: Jennie Trapolino  
Jennie Trapolino, Vice President

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 14<sup>th</sup> day of May, 2009, by Jennie Trapolino, Vice President of Camcorp Management, Inc., a Texas corporation, General Partner of Katy Creek Ranch, L.P., a Texas limited partnership, on behalf of said entities.



Sonya Hoover  
Notary Public

AFTER RECORDING RETURN TO:

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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2009 May 19 11:03 AM

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KW \$19.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS